



**Stephen Tew**  
ESTATE AGENTS



Magnolia Way, Blackpool

Offers Over **£325,000**

## 2 Magnolia Way

Blackpool, Blackpool

Four bedroom detached property situated just off Midgeland Road conveniently located within close proximity of local schools, shops and transport links. The property comprises of entrance hall, GF WC, lounge and open plan kitchen/diner. Upstairs there are four bedrooms, with an en-suite to the master bedroom, and a three piece suite family bathroom. Externally there is a landscaped garden to the front and off road parking for two cars, an integral garage and enclosed East facing garden to the rear with summer house. Sold with no chain.

Council Tax band: E

Tenure: Leasehold

- Detached property
- Open plan Kitchen/Diner
- Two Bathrooms
- Off road parking and garage
- No Chain





### Hallway

15' 2" x 7' 2" (4.63m x 2.19m)

Karndean flooring, radiator and access to under stairs storage.

### Wc

7' 3" x 3' 2" (2.21m x 0.96m)

GF WC with wash basin, radiator and uPVC double glazed opaque window.

### Lounge

15' 3" x 11' 3" (4.66m x 3.44m)

UPVC double glazed box window to the front elevation, radiator, electric wall mounted fire, double doors opening up to the dining room/kitchen.

### Kitchen/Diner

10' 10" x 29' 4" (3.31m x 8.93m)

Open plan Kitchen/Diner. Matching range of base and eye level units and fitted worktops. Integrated electric double oven and combination microwave, gas four ring hob and extractor hood, dishwasher and fridge, freezer. Karndean flooring, radiator, uPVC double glazed window to the rear elevation, door leading to the side access and double patio doors leading onto the garden.





### Hallway

15' 2" x 7' 2" (4.63m x 2.19m)

Karndean flooring, radiator and access to under stairs storage.

### Wc

7' 3" x 3' 2" (2.21m x 0.96m)

GF WC with wash basin, radiator and uPVC double glazed opaque window.

### Lounge

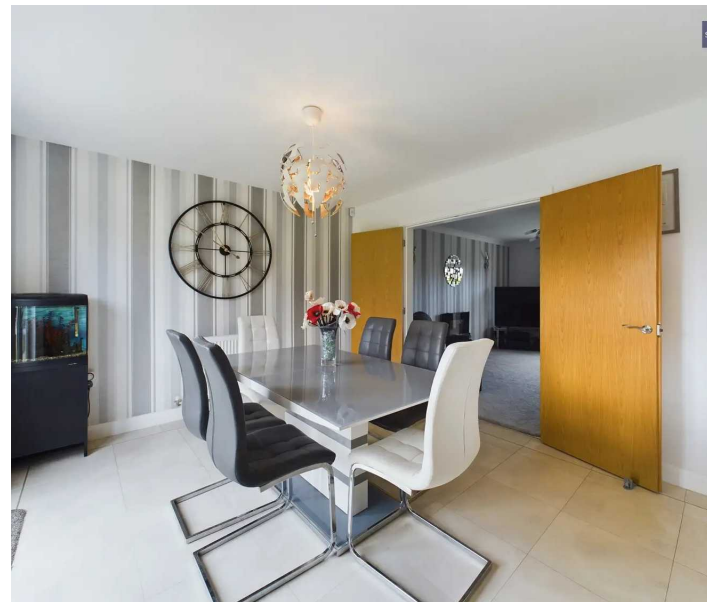
15' 3" x 11' 3" (4.66m x 3.44m)

UPVC double glazed box window to the front elevation, radiator, electric wall mounted fire, double doors opening up to the dining room/kitchen.

### Kitchen/Diner

10' 10" x 29' 4" (3.31m x 8.93m)

Open plan Kitchen/Diner. Matching range of base and eye level units and fitted worktops. Integrated electric double oven and combination microwave, gas four ring hob and extractor hood, dishwasher and fridge, freezer. Karndean flooring, radiator, uPVC double glazed window to the rear elevation, door leading to the side access and double patio doors leading onto the garden.





### Landing

7' 9" x 13' 7" (2.36m x 4.13m)

Loft access.

### Bedroom 1

14' 3" x 11' 5" (4.35m x 3.47m)

UPVC double glazed window to the front elevation, radiator, en-suite.

### En Suite

8' 1" x 7' 3" (2.47m x 2.22m)

Three piece suite comprising of low flush WC, wash basin with underneath storage cupboard and enclosed shower cubicle. UPVC double glazed window and heated towel rail.

### Bedroom 2

14' 5" x 9' 11" (4.39m x 3.01m)

UPVC double glazed window to the front elevation, radiator.

### Bedroom 3

12' 0" x 11' 5" (3.67m x 3.47m)

UPVC double glazed window to the rear elevation, radiator.

### Bedroom 4

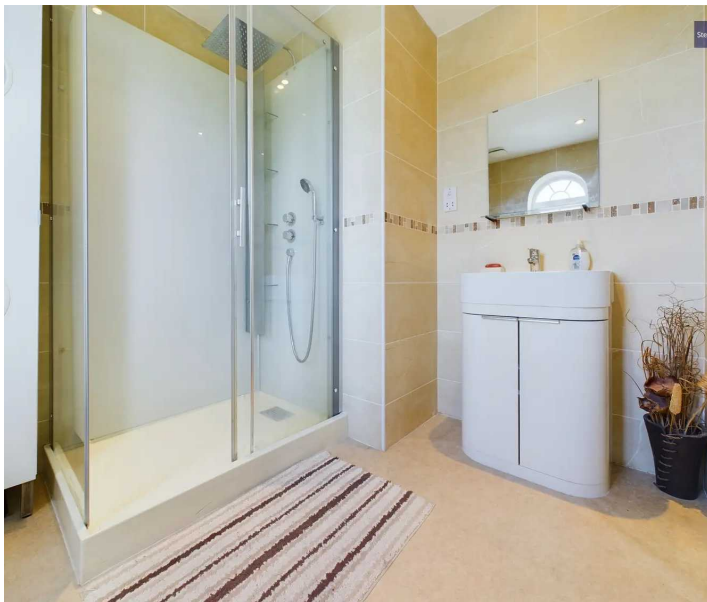
11' 12" x 9' 5" (3.65m x 2.86m)

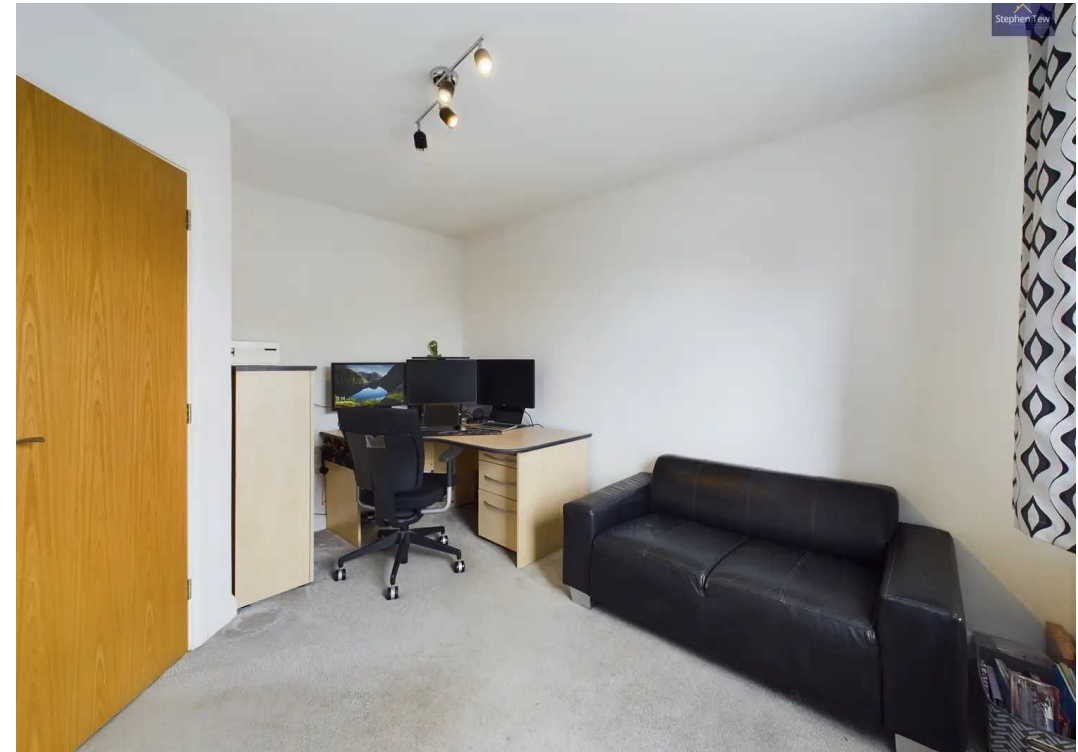
UPVC double glazed window to the rear elevation, radiator.

### Bathroom

6' 7" x 7' 10" (2.01m x 2.4m)

Three piece suite comprising of low flush WC, wash basin with underneath storage cupboard and panelled bath. UPVC double glazed opaque window and radiator.







### **FRONT GARDEN**

Landscaped front garden and off road parking for up to two cars.

### **REAR GARDEN**

East facing enclosed garden to the rear with grass area and wooden decking. Wooden summerhouse/storage shed.

### **GARAGE**

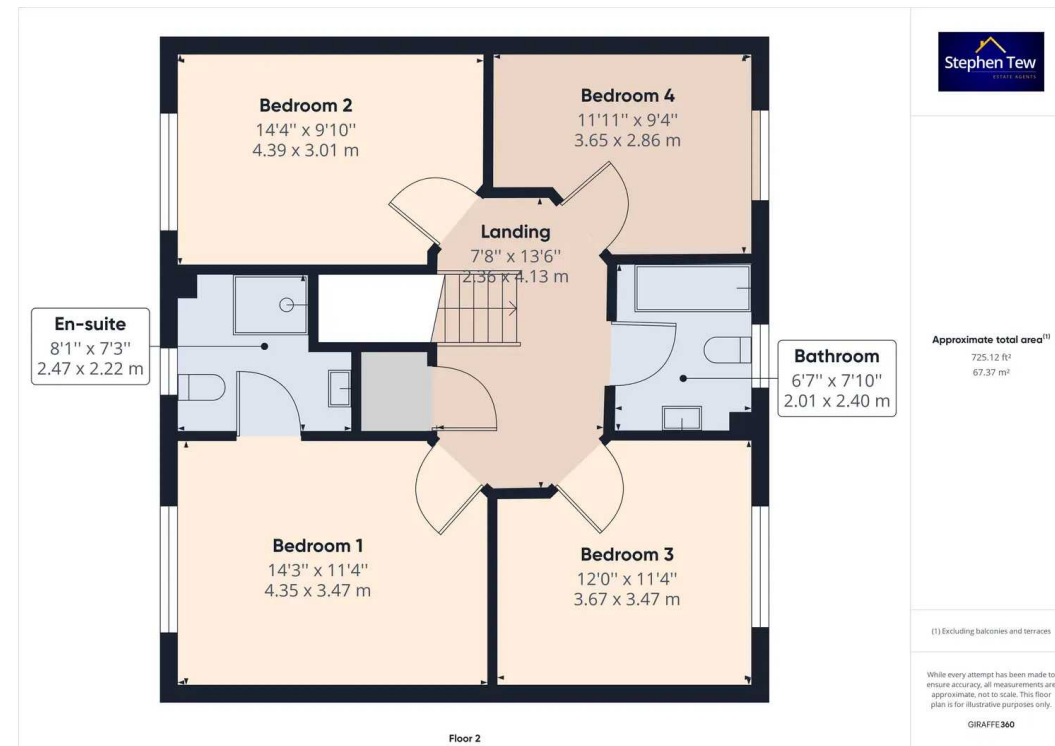
Single Garage

Integral garage with electric up and over door, power and light.

### **OFF ROAD**

2 Parking Spaces









## Stephen Tew Estate Agents

Stephen Tew Estate Agents, 132 Highfield Road - FY4 2HH

01253 401111

[info@stephentew.co.uk](mailto:info@stephentew.co.uk)

[www.stephentew.co.uk](http://www.stephentew.co.uk)

